

# Oak Tree Village

NORTHWEST ATLANTA / Smyrna, GA

Retail / Office Space

## FOR LEASE



**1797 Spring Road, Smyrna, GA 30080**

**1,000 – 6,600 SF / For Lease**

**Boris Garbuz** / Director / [boris.garbuz@cushwake.com](mailto:boris.garbuz@cushwake.com) / +1 312 285 8172

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## AVAILABLE SPACE

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### SPACE AVAILABLE

800 SF – Suite 2  
1,000 SF – Suite 3  
1,500 SF – Suite 5  
1,700 SF – Suite 6  
1,600 SF – Suite 7

### ASKING RATE

\$21.50/SF NNN  
\$3.50/SF OpEx

### VISIBILITY

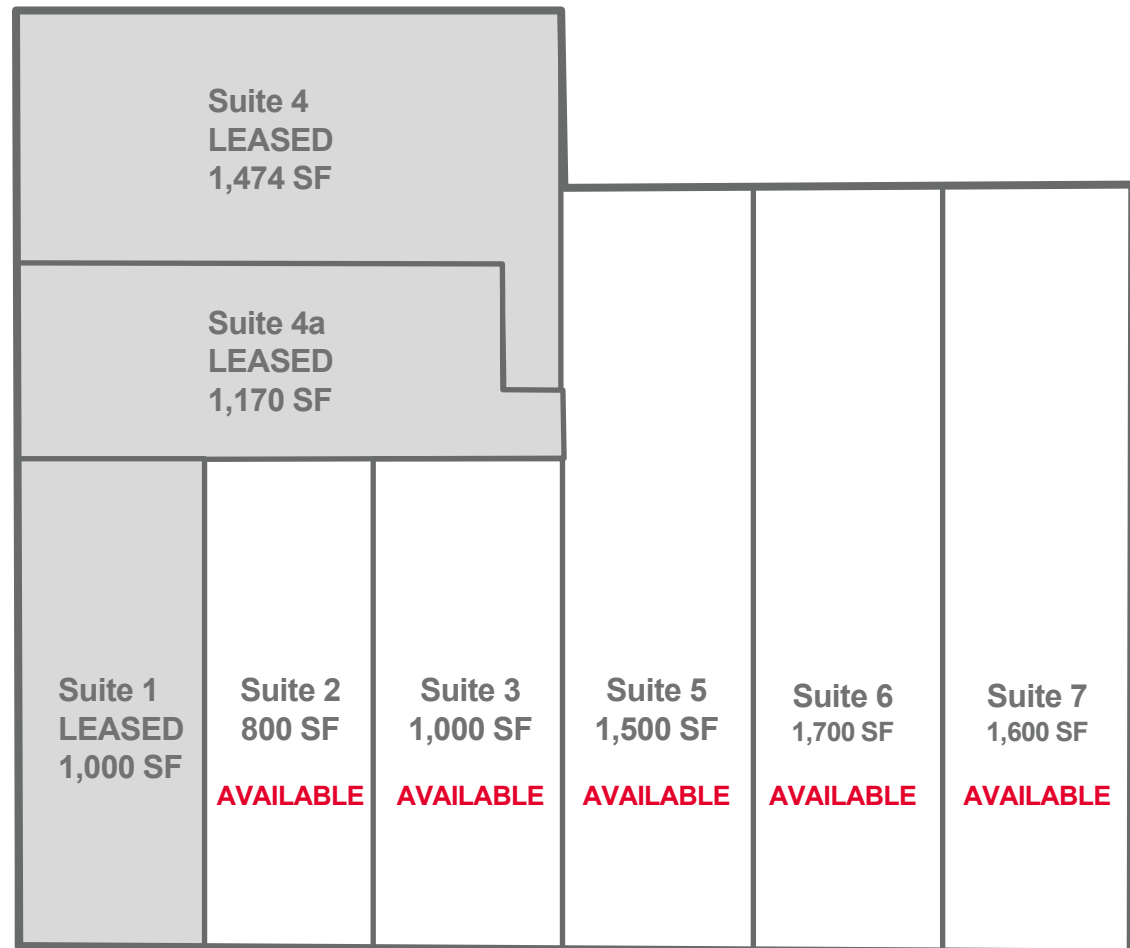
264' frontage on Spring  
Street with two curb cuts

### LOT SIZE

1.0 acres

### PARKING

45 free surface spaces



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## PHOTOS

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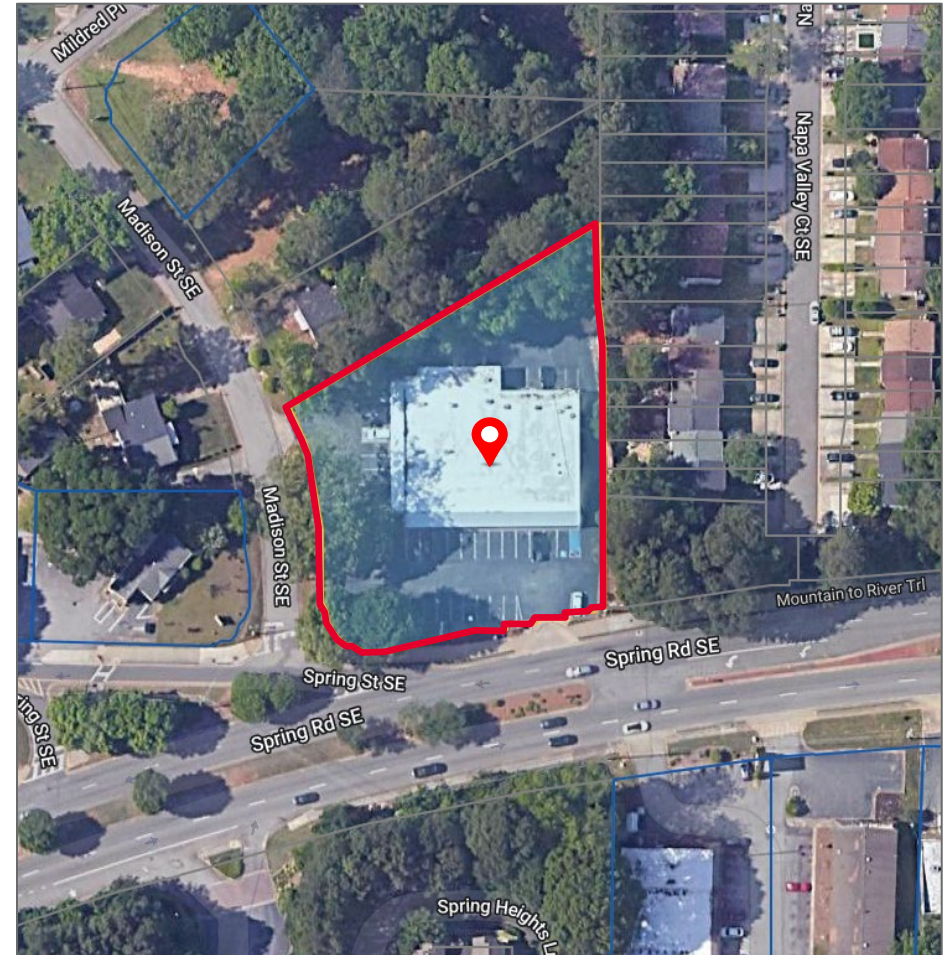
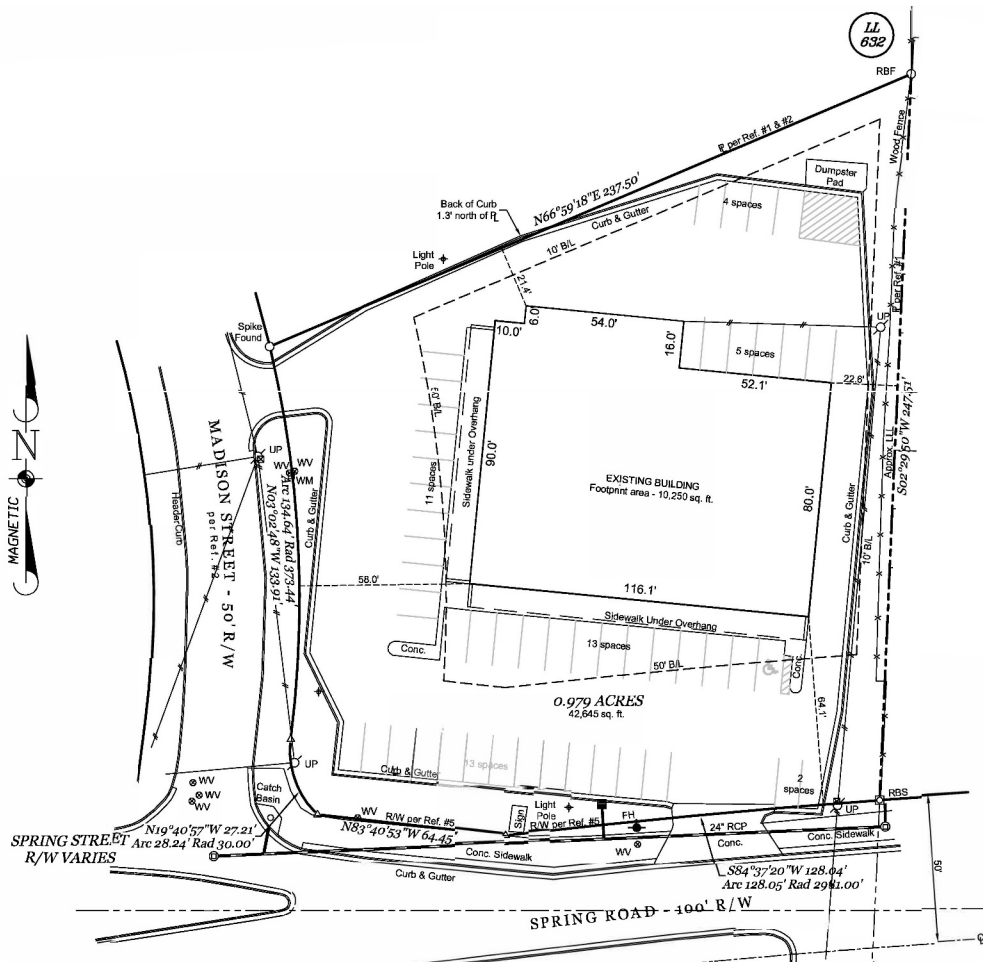
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## SITE PLAN

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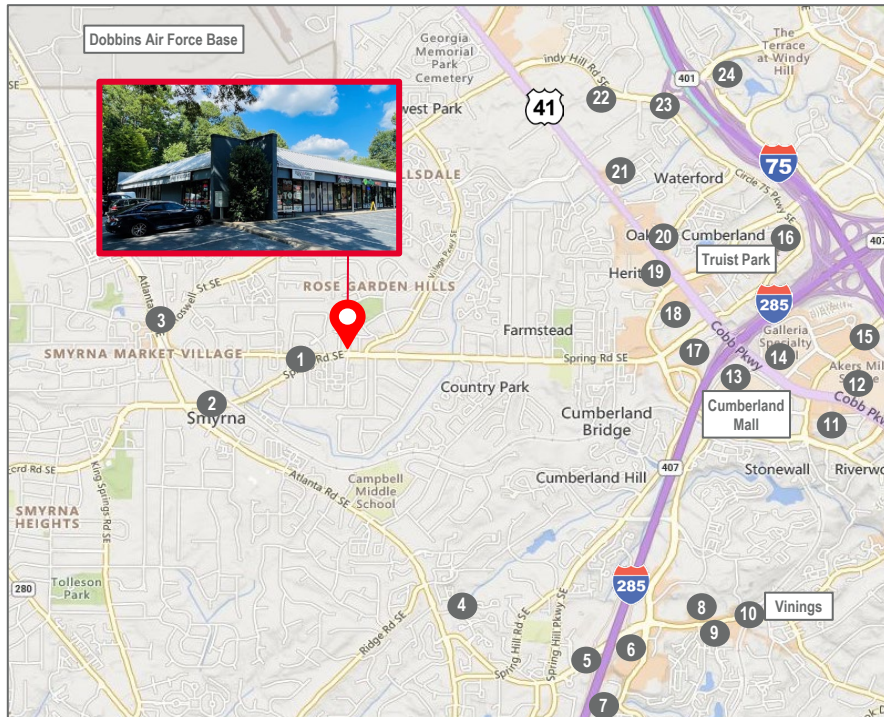
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## AREA INFORMATION



### NEIGHBORHOOD DEMOGRAPHICS



**TOTAL  
POPULATION**



**MEDIAN  
HOUSEHOLD INCOME**



**DAYTIME  
POPULATION**

1 Mile	12,640	\$73,646	12,640
3 Miles	110,670	\$71,009	110,670
5 Miles	228,313	\$70,262	228,313

### EXCELLENT LOCATION & ACCESS

Only minutes from interstate access, abundant retail, services and amenities including Truist Park, The Battery, & Cumberland Mall.

1	Mezza Luna Pasta & Seafood, Dairy Queen, Rev Coffee
2	CVS, Bad Daddy's Burger Bar, Newk's Eatery, Publix, Southstate Bank, Willy's Mexican, Zaxby's
3	Atkins Park Tavern, Café Lucia, Moe's Grill, The Corner Taqueria, The Vineyard Wine Market, Zucca Bar & Pizzeria, Wells Fargo, LGE Community Credit Union
4	Bella's Pizza, Sushi Tong, Senor Tequila Grill
5	La Quinta Inn, Fairfield Inn, Panera Bread
6	Chick-fil-A, Einstein Bros. Bagels, Home Depot, Publix, Truist Bank, Walgreens
7	Oy! and Marlow's Tavern (nail salon, spa, dance studio)
8	Courtyard by Marriott and Hotel Indigo
9	Bartaco, Chipotle, Cold Stone Creamery, Meehan's Public House, Mellow Mushroom, 101 Steak, Stockyard Burgers, QT
10	CVS, Fire Station, Vinings Jubilee mall, Ameris Bank, Truist Bank (multiple high-end dining, service and retail options)
11	Firehouse Subs, Pokeworks, Philly Connection, Barnes & Noble, Haagen-Dazs, Bank of America, Delta Community Credit Union, Wells Fargo, Homewood Suites by Hilton
12	Chick-fil-A, Chipotle, Corner Bakery, Hooters, Bed, Bath & Beyond, Hobby Lobby, LA Fitness, Longhorn Steakhouse, Office Max, Petco, Total Wine & More, Truist Bank, USPS, Embassy Suites by Hilton
13	Cumberland Mall, Costco, Maggiano's Little Italy, P.F. Changs, Stoney River Steakhouse, The Cheesecake Factory, Planet Fitness, Sheraton Suites
14	Cobb Galleria and Renaissance Waverly Hotel
15	Cobb Energy Performing Arts Center
16	Truist Park, The Battery, Hampton Inn, Doubletree Suites, The Escape Game, Silverspot Cinema
17	Applebee's, Carrabba's, Panda Express, Wendy's, Waffle House, Holiday Inn Express, Hyatt Place, Wingate by Wyndham, iFLY Indoor Skydiving,
18	Doc's Food & Spirits, Kuroshio Sushi, QT, Starbucks, Walgreens and Residence Inn,
19	Taco Bell, Subway, IHOP, Juicy Crab, American Signature Furniture, Best Buy, Dollar Tree, Marshalls, Michaels, Kirkland's, Ross, Sprouts Farmers Market, TJ Maxx, ULTA,
20	KFC, The Border Mexican, Olive Garden and Red Lobster
21	Golden Corral, Target, Starbucks, and Zaxby's
22	WellStar Windy Hill Hospital
23	Chick-fil-a, Chipotle, Popeye's, Panda Express, Waffle House, DoubleTree and Tru by Hilton, Red Roof Inn, Comfort Inn, Days Inn, Country Inn,
24	Pappadeaux Seafood and Pappasito's Cantina